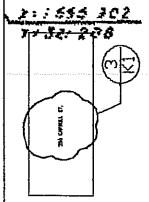
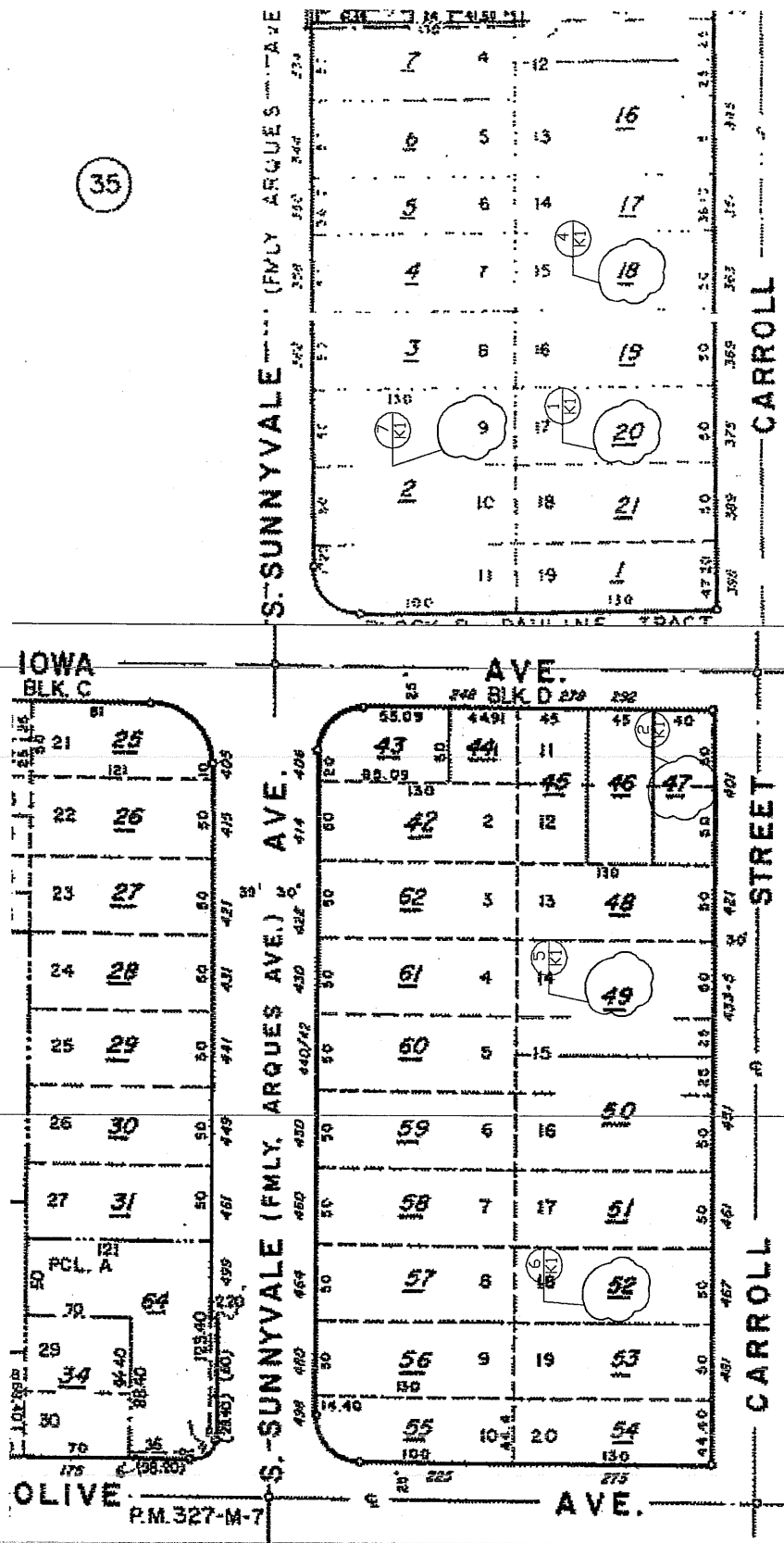
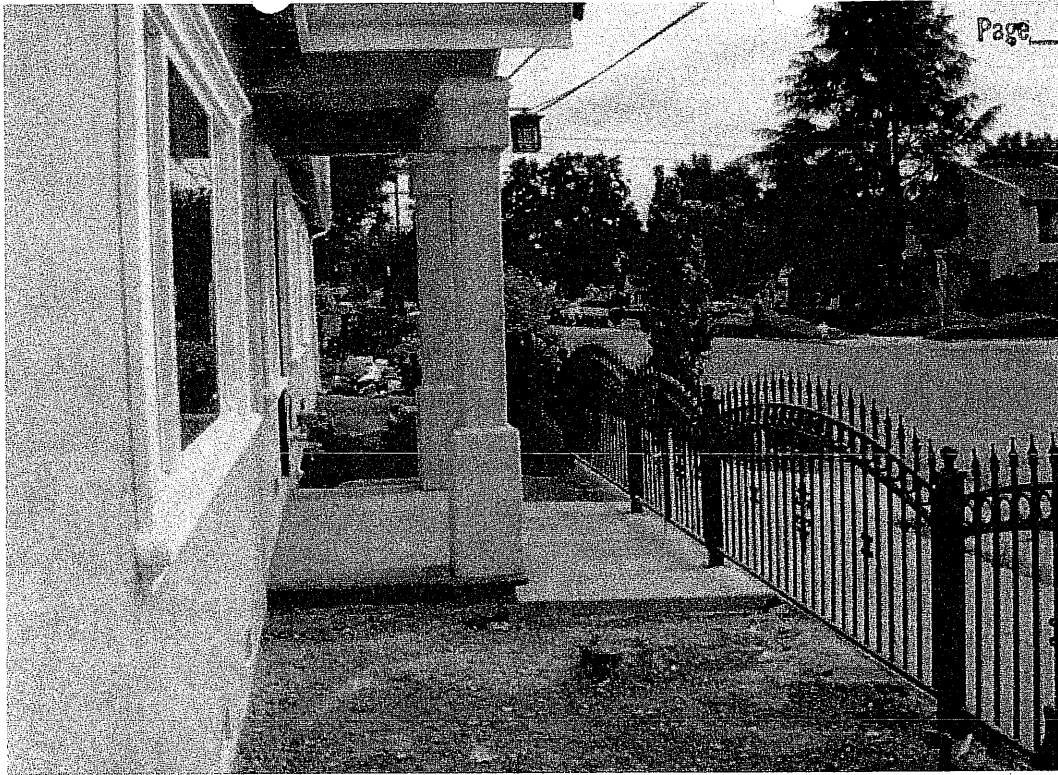


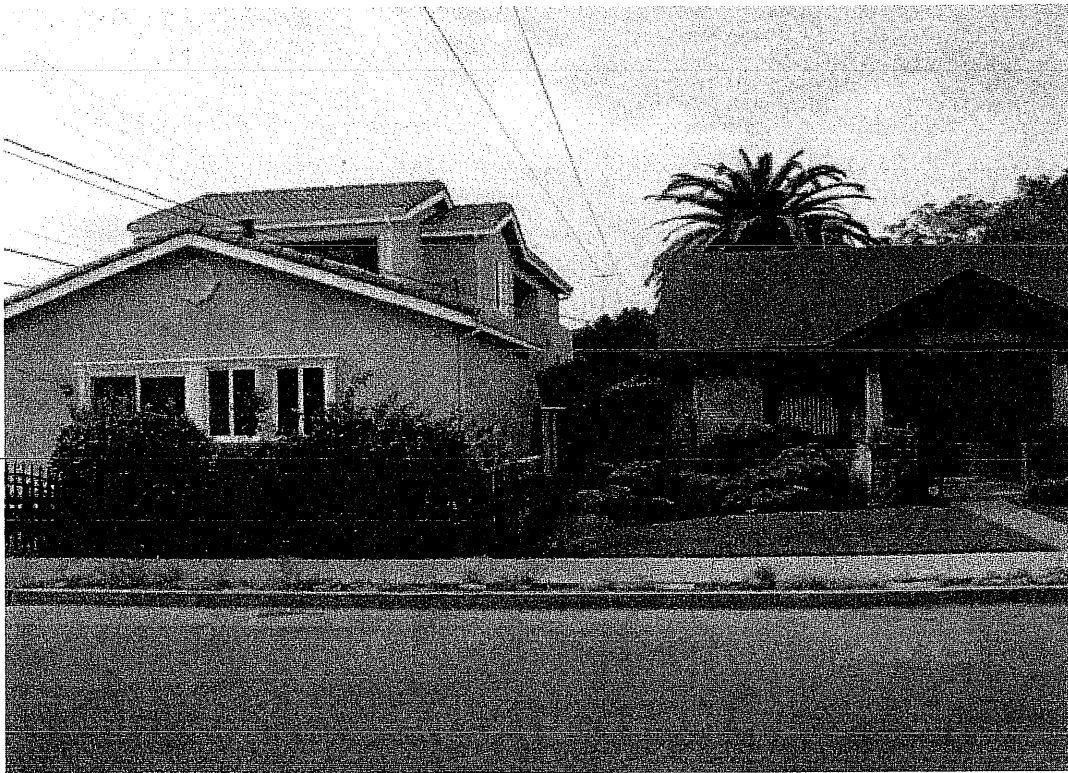
K-1 ASSESSOR'S PARCEL KEY MAP

KEYS		
KEY	DESIGNATION	DESCRIPTION
1	PROJECT SITE	375 CARROLL ST.
2	SETBACK EXAMPLE #1	401 CARROLL ST.
3	VARIANCE PHOTOS	356 CARROLL ST.
4	VARIANCE PHOTOS	363 CARROLL ST.
5	VARIANCE PHOTOS	435 CARROLL ST.
6	VARIANCE PHOTOS	467 CARROLL ST.
7	VARIANCE PHOTOS	APARTMENT COMPLEX





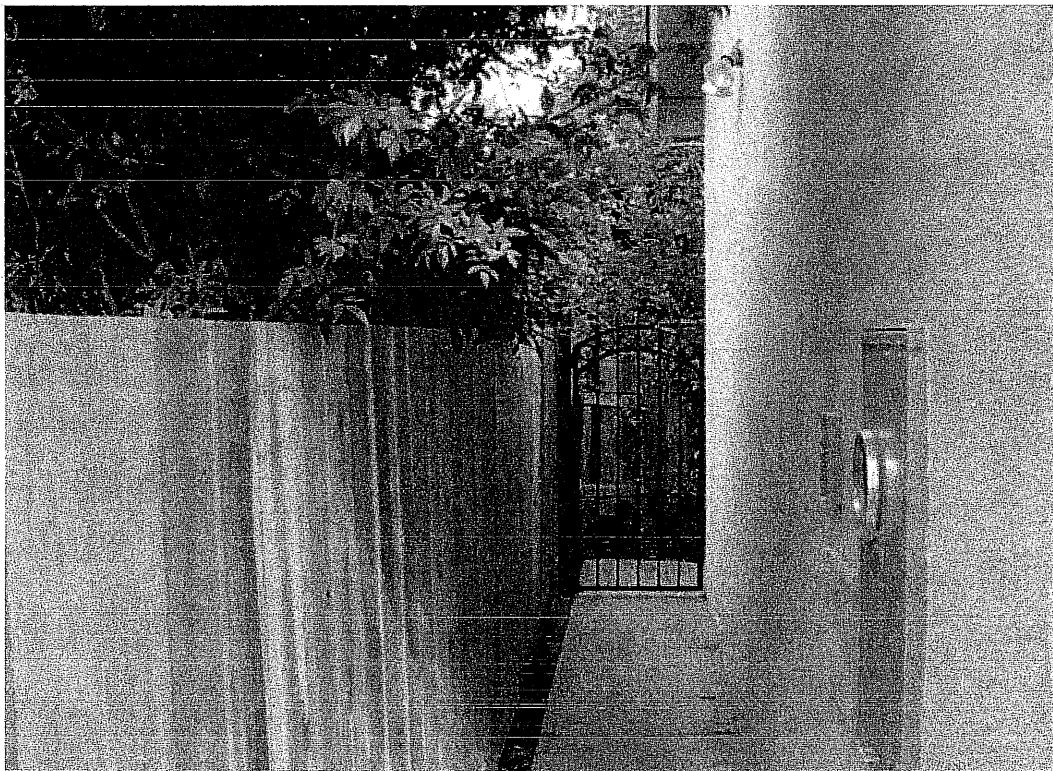
Street view (east property line) of front setback of approximately 10 feet at 401 Carroll street (3 doors down). We would be maintaining our current front setback. See K1/2.



Street view (west property line) of side setback of approximately 3 feet at 401 Carroll street (3 doors down). We are requesting the same side setback on our west property line. In our case the west property line is opposite an apartment house parking structure, which mitigates any privacy concerns. See K1/2.



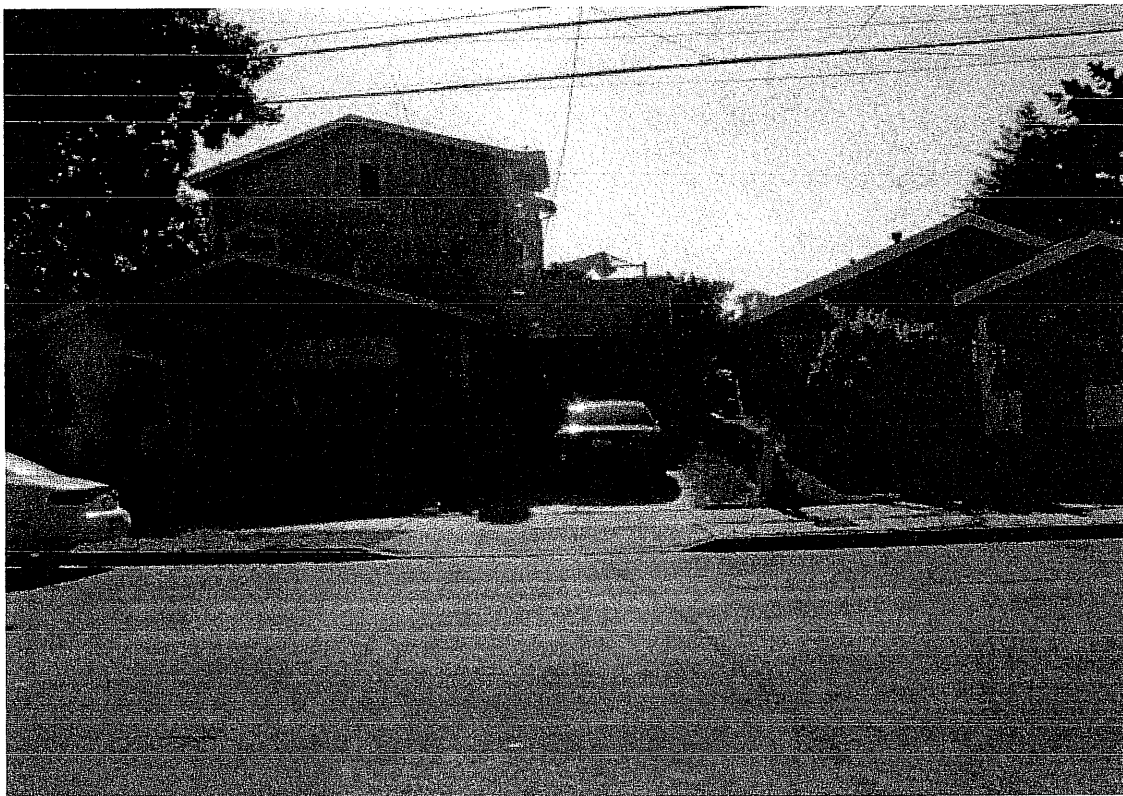
Street view (south property line) of side setback of approximately 3 feet at 401 Carroll street (3 doors down). We are requesting a similar setback for the garage, but it would be deep in the lot and therefore not encroaching on our neighbors house. See K1/2.



Street view (south property line) of side setback of approximately 3 feet at 401 Carroll street (3 doors down) as seen above. See K1/2.



This is a good example of what we want to employ. A two story main house with a 2 car garage with an accessory unit. Across the street and 3 doors down (356 Carroll Street). Garage/Accessory unit has approximately 3 or 4 feet side set back. See K1/3.



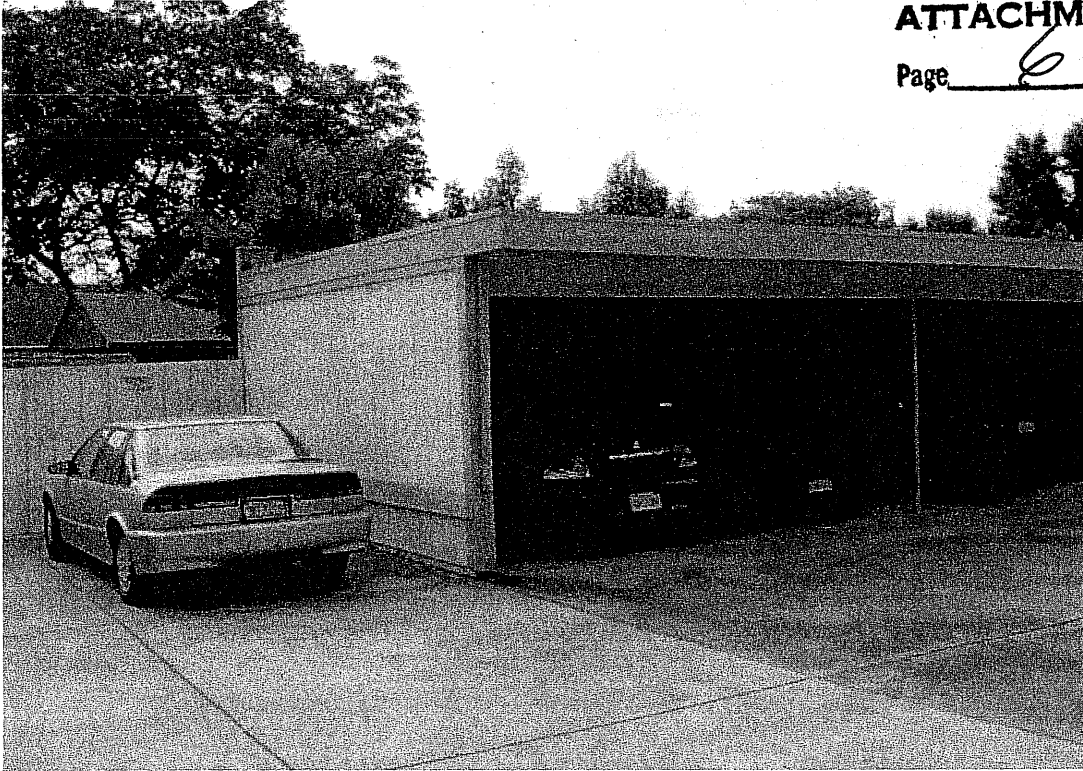
Another good example of similar side set back (3 feet max.), but a bad example of blending in to the neighborhood. This obvious 3-story addition looks like a box. It is located 2 doors down at 363 Carroll Street. Note covered parking with upper observation deck afford little privacy next door. See K1/4.



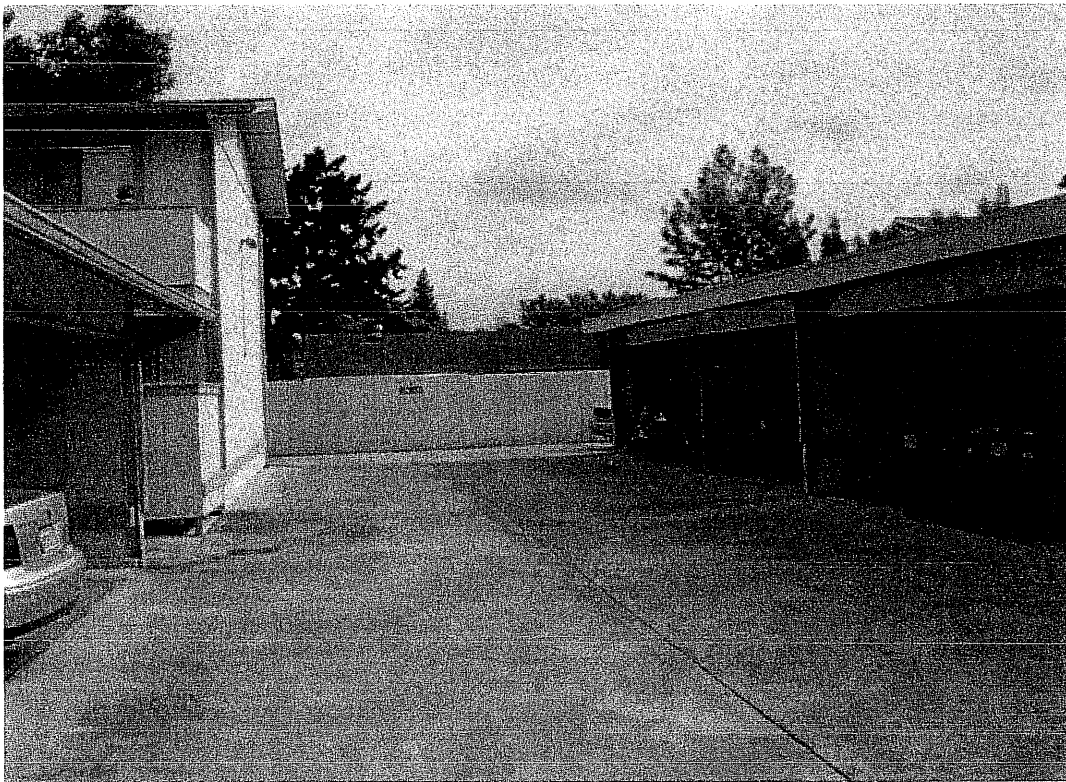
Original main house with an updated 2 car garage with accessory unit. Locate about 5 doors down at 435 Carroll Street. Side and rear setback of approximately 3 to 4 feet. See K1/5.



Original Main house with rear 2 car garage. Typical in the area. Side set-back is near zero lot line. Rear set back undetermined. Located at 467 Carroll Street. See K1/6.

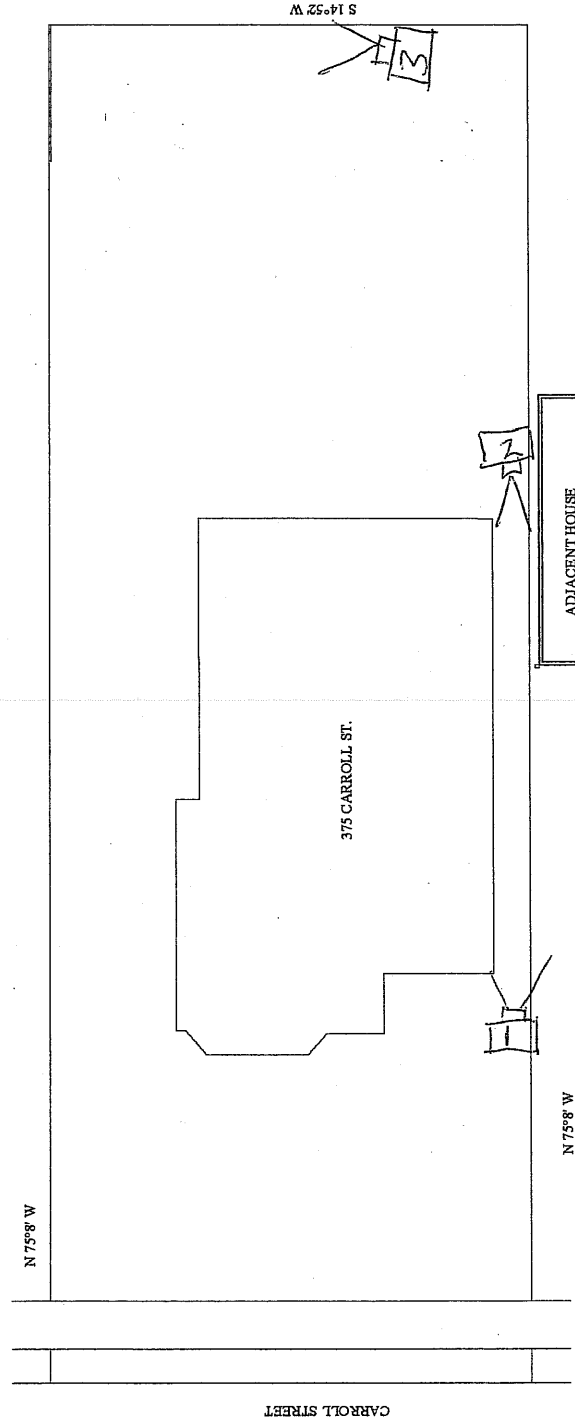


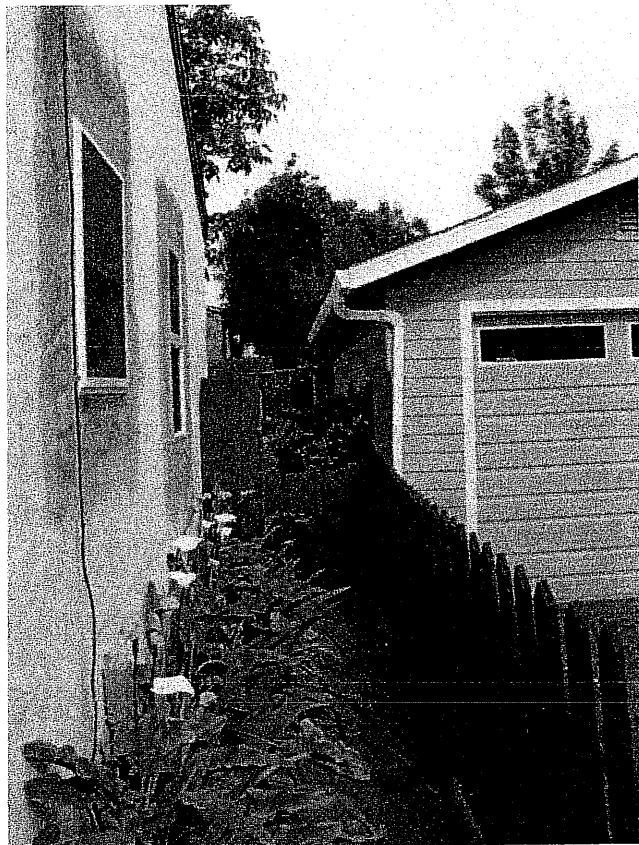
Apartment complex covered parking is utilizing near Zero lot line on west border. See K1/7.



Apartment complex units are approximately 40 feet from west property line. Note that there are no windows on these units facing the west border therefore privacy is not an issue. See K1/7.

K-2
375 CARROLL ST.
KEY MAP





Showing street view of north border property line with neighboring 2 car garage utilizing near Zero Access. See K2/1.



Showing rear view of north border property line with neighboring garage utilizing near Zero Access. See K2/2.



Back side of apartment complex covered parking structure. Note that this wall is over 12 feet tall and utilizing Zero Lot Line. See K2/3.

Variance Justification:

Subject Matter:

Property owner wishes to demolition and rebuild a detached garage in the back corner of the lot. Strict adherence to the current back-set code for the zoning of DSP/8b (Zone 0) requires a minimum rear back-set of 12 feet and a side back-set of 10 feet of the proposed structure. The construction plan calls for a 3ft Side and Rear Setback.

1a). We what to build/restore a two (2) Car detached garage which would be located in the rear most corner (south/west) of the yard behind the main house. This is typical with homes of this vintage (1944) built in the vicinity. This can only be achieved by maximizing available square footage to the west and south property lines. This is consistent with Sunnyvale Single Family Home Design Techniques Document Section 3.2.A

1b). Due to the current location of the main house and therefore the drive way, it would be nearly impossible to safely traverse a vehicle into and out of the garage if located in a position required by the current back-set requirements.

1c). Even if there was a reasonable means to build the garage in accordance of the building setback requirements in would break up the open space of the back yard and thus limit it's practical use.

1d). The property owner next door (369 Carroll Street see attached photo's) constructed a two (2) car garage (linear end to end) utilizing a zero lot line concept.

1e). The proposed Main House and Garage set back configuration is typical (if not prominent) in the area. By not providing the requested variance would deprive the property owner the privilege/usage enjoyed by others in the neighborhood.

1f).

2a). There are no safety issues with the planned construction of the Garage/Accessory unit. The construction plans call for fire resistant materials where appropriate.

3a.) The configuration of the property to the rear of the proposed garage/efficiency unit affords to the intent of the set-back requirements. The property located at the north end of the yard is occupied by an apartment complex. At the property line there is a car port for the occupants of the apartment complex. The actual apartments are approximately 40 feet from the property line. These apartments do not have windows on the sides that are perpendicular to the proposed efficiency unit. Therefore privacy is not compromise.